

PH036200X

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

MAY 3 1976

RECEIVED

DATE ENTERED

JUL 30 1976

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

## 1 NAME

HISTORIC

\*\*\*

ARMORY PARK HISTORIC RESIDENTIAL DISTRICT

AND/OR COMMON

## 2 LOCATION

STREET &amp; NUMBER

East 12th Street to 19th Street, Stone Avenue to 2nd Avenue

NOT FOR PUBLICATION

CITY, TOWN

Tucson

CONGRESSIONAL DISTRICT

2

STATE

Arizona

VICINITY OF

CODE

COUNTY

Pima

CODE

019

## 3 CLASSIFICATION

## CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

## OWNERSHIP

☐ PUBLIC☐ PRIVATE☐ BOTH☒ PUBLIC ACQUISITION☐ IN PROCESS☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

## ACCESSIBLE

☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO

## PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☒ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☒ PARK☒ PRIVATE RESIDENCE☒ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☒ OTHER

Library

## 4 OWNER OF PROPERTY

NAME

multiple public and private

STREET &amp; NUMBER

CITY, TOWN

Tucson

VICINITY OF

STATE

Arizona

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Pima County Courthouse

STREET &amp; NUMBER

115 North Church

CITY, TOWN

Tucson

STATE  
Arizona

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Armory Park 74 ff

DATE

1974

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

Tucson

College of Architecture, University of Arizona  
Arizona

## 7 DESCRIPTION

### CONDITION

☒ EXCELLENT  
☐ GOOD  
☐ FAIR

☐ DETERIORATED  
☐ RUINS  
☐ UNEXPOSED

### CHECK ONE

☐ UNALTERED  
☒ ALTERED

### CHECK ONE

☒ ORIGINAL SITE  
☐ MOVED      DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Armory Park Historic Residential Neighborhood consists of some ninety historically and architecturally significant structures and thirty two city blocks of an area which was established around 1880 with the coming of the second transcontinental railroad to Tucson. Parts of the neighborhood were built to house the Southern Pacific Railroad employees and their families. The other homes sprang up around the area which was considered one of the most fashionable neighborhoods in the late 1800s and early 1900s. The area has remained relatively untouched throughout all these years with some of the original Southern Pacific families still living in their original homes. Boarding houses occupied by engineers, conductors, and brakemen still stand today.

The neighborhood is primarily residential with most of the commercial area along South Sixth Avenue and South Stone Avenue. There are two corner grocery stores, a drug store, a convent operated by the Sisters of the Immaculate Heart, a public library, a park, and numerous single-family homes.

The historic district lies just south and east of the central business district of Tucson. It has wide streets and avenues, with street lights on South Fourth Avenue which also served as standards for the trolley which serviced the downtown area in the early 1900s.

Along the northwest boundary of the area on South Sixth Avenue is the Tucson Public Library [1], built in 1900 with funds from the seventeenth grant by Andrew Carnegie. It was designed by architect Henry Trost and is a neo-classical revival brick building with a flat roof, parapet, and a low gable on the entry portico. The building has had several alterations but is in excellent condition. It is the only public building designed by Trost for Tucson and is one of two in the state. Trost was the designer of many homes for prominent Tucsonans, but many of his major works have been destroyed. In front of the library is a memorial bench [2] dedicated to all pioneers of Arizona. It was constructed in 1920 at a cost of \$10,329.70, the money being willed by Merrill P. Freeman, an early Tucson banker. It was designed by Bernard Maybeck and sculpted by Beniamino Buffano. It is constructed of travertine marble with onyx and verde marble planters. In 1975 the memorial was designated a city landmark and is in the process of being restored by the Armory Park Neighborhood Assn., Inc. in cooperation with the City of Tucson. Across the street is the Armory Park Military Plaza, established in 1862. Directly west of the library on South Scott Avenue is the Blenman home [3], built in 1878 with 22-24 inch adobe walls on a stone foundation. There is a central hall with leaded skylights. Inside are two large pillars of wood in Corinthian and half Doric design with leaf and ramshead in the molding.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAY 3 1975

DATE ENTERED JUL 2 1976

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

Proceeding south on South Sixth Avenue is the Healy House [4] which was built in 1902 and designed by Trost. It is Greek revival style adobe with a hip roof. The porch has 8 large fluted Doric columns with large capitals. The interior has a center hall. The front bay window is a stained glass picture of the "Angelus." The other buildings along the street are architecturally compatible with each other and lend an even flow along the street. The Glenwood Hotel [5] on South Scott Avenue was built in 1908 of Mission style with arched porches on both floors. There is a courtyard in the rear. The double brick exterior walls have been stuccoed and painted white.

The Immaculate Heart Academy [6] was built in 1886 of hand-hewn rock quarried from "A" Mountain by Mr. Flin, a rock carver from France. It has two stories with rooms in the attic and a high gabled roof with dormers and has been used as a school since 1886.

Along the western boundary of the Armory Park area is the Velasco House [7], apparently built in the 1860s. It is Mexican style with 18-24 inch adobe walls on a rock foundation, and a zaguan plan. It has 14-15 foot ceilings of saguaro ribs and vigas. The lintels are mesquite. The house is in the process of restoration and is the first location in the Armory Park Neighborhood to be placed on the National Register of Historic Places.

The Bernard/Ybarra house [8] on South 3rd Avenue was built in 1900 in Queen Anne style and is double brick on a rock foundation. It has a gable roof and dormers and decorative wood trim on the roof line. The wooden covered porch has no railings. The interior is in excellent condition and the yard is beautifully landscaped. An iron and masonry wall has recently been placed at the property line in front of the house.

The Normant house [9] is believed to be one of the oldest homes in the district and was 3/4 of a mile outside the walls of the Presidio when it was built. It is Mexican style with 20 inch adobe walls, rock foundations, and stuccoed exterior. The roof is flat with a parapet in front. The small outside vestibule is tiled and there is decorative tile around each window. It is built on a zaguan plan with saguaro rib and vigas ceilings. A garage and workshop was added in 1922. Originally the house faced west, but when the grid street pattern was adopted in 1902, South 3rd Avenue was cut very close to the back of the house, so the back of the house became the front and it is the only house on the block that is not recessed.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAY 3 1976

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

Continuing south along South 3rd Avenue is the Lee/Cutler House [10], built in 1910 in the Queen Anne style with a turret. The house is built of double brick on a rock foundation highlighted with salmon colored stone belt coursing and has a high gable roof. The interior has a small entry with living, dining, and kitchen to one side and bedroom and bath to the other. There is an open porch and well-kept gardens.

Next door to the south is the Galloway House [11] which was built in 1904 in Queen Anne style of brick on a rock foundation. It is one story with a hip roof and has bay windows. The elaborate interior woodwork is intact.

Next is the Gin Soo Dung Market [12], a corner grocery which was established and built in 1919. The owner came to Arizona from China to work on the railroad and brought his wife and family with him. The building is red brick with a typical store front design and has been in continuous use.

The Martin House [13] is said to have been constructed about 1840 but it is not shown on any of the earliest maps. It is made of adobe on a rock foundation and has a large veranda facing west with stucco pillars supporting a high hip roof with oval air vents just below the roof line. It was originally a ranch house. The corners of the house are rounded and there are 3 doors in front.

The McGinty/Laos House [14] on South 4th Avenue was built in 1897 in an Anglo-Territorial style with a large veranda and simple turned columns. The house is constructed of double red brick on rock foundations with segmental arched window openings. There is elaborate woodwork between the living and dining rooms. An ornamental iron fence encloses the front yard. The second owner of this house was the first U.S. Marshal of Arizona, Ben Daniels. Daniels was a member of Roosevelt's Rough Riders. The house was one of the first in Tucson to be equipped with a central cooling system.

Also on 4th Avenue is the Weinzapfel/Brammeier House [15] which was built in 1908 in the Queen Anne style and has recently been restored. It is constructed of double brick with segmental arched window openings and has a rock foundation. Further north on 4th Avenue is the Wood House [16] which was built in 1895 by Judge John S. Wood after his own design. It has an English basement and is built of hand-hewn limestone from "A" Mountain.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAY 3 1976

DATE ENTERED JUL 30 1976

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

The inside partitions are also of timestone. The style is Queen Anne with a high pitched roof. The fence and the porch railings are wrought iron. The building is now a boarding house.

Immediately north is the Kitt/Peterson House [17] which was built in 1899 by William and Catherine Kitt. Kitt Peak Observatory was named for the mother, Phillipa Kitt. The house is Greek revival style and built of adobe stuccoed. There is a large wooden porch with Doric pillars. The land was given to William Kitt by his uncle, George Roskruge.

Directly west and across the street is Safford School [18]. The original building was constructed in 1884 and was called Plaza but was later renamed Safford in honor of Anson P. K. Safford, Governor of Arizona. A second building was constructed about 1900 and was called Mansfeld but was later also called Safford. Fire destroyed the Plaza building in 1918. It was replaced by a two story stuccoed brick in Mission style with a Churrigueresque revival doorway. The other building was remodeled about 1920 to complement the new school.

Across the street to the east is the Roskruge/Culin House [19] which was built in 1896 and designed by Phoenix architects Millard and Creighton who also designed Old Main on the University of Arizona campus. The house is Queen Anne style with multiple ridges and gables. The gables are ornamented with fish-scale shingles and the raking fascia is finished with a rosette pattern. The wooden porch has turned columns. It is owned by the niece of George Roskruge, who was the Surveyor General of Arizona Territory and one of the first members of the University Board of Regents. He also laid the grid pattern for streets in Tucson. The yard has the original olive trees.

Directly east on East 13th Street is the Halladay/Clum/Behavior Associates House [20]. Originally 2 homes when it was built in 1898, it became a single family dwelling by the addition of a Mission style facade. It is stuccoed adobe on a rock foundation and has a high hip roof. John Clum, who established the Tombstone Epitaph, lived here at one time.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAY 3 1976
DATE ENTERED	JUL 30 1976

CONTINUATION SHEET

ITEM NUMBER 7

PAGE

5

On the northern part of 4th Avenue is the Ure Boarding House [21] which was built in 1888. It has 2 stories and a pyramidal roof. It has always been used as a rooming house by men working on the Southern Pacific Railroad. It may be the only remaining two story adobe building left in Tucson.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAY 3 1976

DATE ENTERED JUL 10 1978

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 6

Inventory of Historic Structures within Armory Park District.

1. Tucson Public Library. 211 South 6th Avenue. 1900. One story, neo-classical revival, Henry Trost, architect.
2. Freeman/Maybeck Memorial Bench. 200 South 6th Avenue. 1920. City landmark. Built by Bernard Maybeck, sculpted by Beniamino Buffano.
3. Blenman House. 204 South Scott Avenue. 1878. Mexican style. One story, leaded skylights.
4. San Carlos Apartments. South 6th Avenue and 13th Street. 1923. Queen Anne style, 2 stories, brick and stucco.
5. Healy House. 324 South 6th Avenue. 1902. Greek revival. One story, adobe, stucco.
6. Apartment House. 348 South 6th Avenue. 1907. Anglo-territorial style, 2 stories, oval stained glass windows.
7. Glennwood Hotel. 343 South Scott Avenue. 1908. Mission style, 2 stories, brick and stucco, arched porches.
8. Tucson Music Center/ Temple of Music and Arts. 330 South Scott Avenue. 1920. Mission style, 2 stories, tile roof, fountain in front courtyard.
9. Apartment Complex. 40 East 14th Street. 1915. One story units, brick and stucco, chimney details.
10. Twin Palms Apartment. 385 South Stone Avenue. 1903. Queen Anne style, 2 stories, brick, shingled roof, quarried stone trim on house.
11. King House. 417 South Stone Avenue. 1880. Mexican style adobe, stucco.
12. & 13. Bardeau House 23-23 1/2 East 15th Street. 1909. Anglo-territorial style, adobe, stucco, low gable roof.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAY 3 1976

DATE ENTERED JUL 30 1976

CONTINUATION SHEET

ITEM NUMBER

7

PAGE

7

14. Immaculate Heart Academy. 35 East 15th Street. 1886.  
Queen Anne style. Hand-hewn stone from "A" Mountain.  
2 1/2 stories, high gable roof, double door entry.
15. Velasco/Tucson Woman's Symphony Association. 24 East 15th  
Street. 1909. Queen Anne style, 2 stories, balcony,  
quarried rock foundation, columned porch, Victorian fence.
16. Gill House. 447 South Stone Avenue. 1918. Queen Anne  
style, one story, high gable roof, brick and stucco.
- ✓ 17. Velasco House. 471 South Stone Avenue. 1860. Mexican  
style adobe, high saguaro rib and viga ceilings, court  
yard. National Register.
18. Hess/Douglass House. 544 South 6th Avenue. 1907. Queen  
Anne style, 2 stories, brick and wood siding, quarried  
stone lintels, high gambrel roof, open porch.
19. Wright/Morgan House. 646 South 6th Avenue. 1906. Anglo-  
territorial style, 2 1/2 stories, dormer windows, brick,  
pyramidal roof, open porch.
20. Apartment House. 527-533 South 6th Avenue. 1929. Anglo-  
territorial style, 2 stories, brick, stucco, low gable  
roof, basement, symmetrical west facade with balconies  
above porch.
21. Hildebrand House. 525 South 6th Avenue. 1929. Mission  
style, 1 story, brick, stucco, gabled tile roof.
22. Sayre/McCenna House. 521 South 6th Avenue. 1916.  
Bungaloid style, 1 story, brick, stucco, hip roof,
23. Osuna House. 515 South 6th Avenue. 1917. Bungaloid  
style, one story, brick, stucco, hip and low gable roof.
- 24 & 25. Whitaker Houses. 505-509 South 6th Avenue. 1902.  
Queen Anne style, identical, 2 stories, brick, open  
wooden porches, wooden bay and oval windows. Doctor's  
office added in 1920. Apartments in rear.
26. Religious Education Center. 415 South 6th Avenue.  
Contemporary Spanish colonial revival. Two stories,  
brick, stucco.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAY 3 1976

DATE ENTERED JUL 30 1976

CONTINUATION SHEET

ITEM NUMBER

7 PAGE 8

27. Hartwein House. 215 East 14th Street. 1902. Anglo-territorial style, brick, stucco, pyramidal shingled roof.
- 28 & 29. Vakares Houses. 219-225 South 5th Avenue. 219 was built in 1904. Queen Anne style, wood frame, stucco, 1 story, fish-scale and diamond patterns in gable ends, porch, wood arch detail over windows. 225 was built in 1898. Queen Anne style, brick, stucco, high gable roof, bric-brac and shingle in gable ends, bay windows, columned porch.
30. Levene/Ulivich House. 231-237 South 5th Avenue. 1893. Remodeled in 1935 to Territorial modern, brick, stucco, clay shingle tile roof, one story, apartments.
31. Bogan/Berkowitz House. 245 South 5th Avenue. 1893. Territorial style, wood frame, one story, wooden veranda, square bay and faull bay windows, saddle bracket on porch.
32. Safford Junior High and Elementary School. 300 South 5th Avenue. Junior High building built in 1918, elementary in 1885 or 1886. Mission style, brick, stucco, high gable and hip roofs, ornate detailing around entry of Junior High, tile roof, domed towers, high ceilings, continuous education since 1884 at this site.
33. Biggs/Delmont Apartments. 220 East 14th Street. 1906. Anglo-Territorial style, brick, pyramid shingled roof, 2 stories, wooden hung windows.
34. Van Horne House. 222 East 14th Street. 1893. Mexican style, adobe, stucco, hip roof,
35. Hearn Apartments. 419 South 5th Avenue. 1900. Anglo-territorial, brick, large front porch.
36. Apartments. 441 South 5th Avenue. 1903. Anglo-territorial style, brick, high gabled wood shingled roof, altered in 1907 to a duplex, one story.
37. Gomez House. 136 East 14th Street. 1906. Bungaloid style, brick stucco, one story, hip roof.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAY 3 1976

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 9

38. Apartments. 404-408 South 5th Avenue. 1906. Anglo-territorial, brick, 2 stories, flat roof.
39. Winsor/Davis House. 422 South 5th Avenue. 1902. Sullivanesque style, brick, stucco, one story, flat roof, open porch, fluted columns, oval-shaped air openings above ceiling/roof line. Henry Trost, architect.
- 40, 41, 42. Apartments. 508-510-512-516-522 South 5th Avenue. 1909. Anglo-territorial style, brick high hip roof, one story, porches, 3 houses all similar.
43. Ives/Keinow Apartments. 600 South 5th Avenue. 1908. Mexican style, brick, stucco, flat roof, 2 stories, protruding brick course on parapet.
44. Apartments/Adduchi. 644 South 5th Avenue. 1901. Anglo-territorial style, brick, stucco, high hip roof, one story, wood double hung windows, open porch.
45. Laos/Maximo House. 140 East 17th Street. 1928 Anglo-territorial style, one story, brick, stucco, low gable tile roof.
46. Malloy/Moreno House. 148 East 17th Street. 1928. Identical to #45.
47. Frazell/McManigal House. 744 South 5th Avenue. 1907. Anglo-territorial style, brick, one story, high hip roof.
48. Edwards House. 821 South 4th Avenue. 1898. Mexican style, adobe, stucco, pyramidal, and gable roof, one story, 24 inch walls, early use was as a freight depot.
- 49, 50, 51, 52. Rental Houses. 300-310-316-320 East 17th St. 1906. Anglo-territorial style, brick, one story, high hip roof, all 4 houses basically the same.
53. McGinty/Laos House. 647 South 4th Avenue. 1897. Anglo-territorial, Victorian style, brick, one story, high gable roof, fish-scale in gable ends, open L-shaped veranda, columns, bay window, wooden hung windows, brick wall enclosing rear of property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED JUL 30 1976

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 10

54. Ruiz House. 627 South 4th Avenue. 1898. Anglo-territorial style, brick, plastered, open porch, columns, one story, 2 other houses on property.
55. Urrutia House. 621-623 South 4th Avenue. 1901. Anglo-territorial style, brick, one story, hip roof, duplex.
56. Weeks House. 630 South 4th Avenue. 1901. Bungaloid, wooden frame, stucco, cement porch, low gable roof, one story.
57. Weinzapfel/Brammeier House. 620 South 4th Avenue. 1908. Queen Anne style, brick, high gabled roof, open porch.
- 58, 59. Garvey Apartments. 546 South 4th Avenue. 1908. Mexican territorial, adobe, pyramidal roof, one story, arched porch. Identical houses.
- 60, 61. Gauer and Boswarth/Cruz Houses. 507-517 South 4th Avenue. 1902. Anglo-territorial, brick, 2 identical houses, one story, high hip roof.
62. Thayer House. 537 South 4th Avenue. 1905. Queen Anne style, brick, one story, rock foundation, hip roof.
63. Murphy House. 509 South 4th Avenue. 1906. Queen Anne style, brick, one story, rock foundation, hip roof.
64. Duffy House. 505 South 4th Avenue. 1906. Queen Anne style, brick, one story, rock foundation, hip roof. Identical to #63.
65. Pistor/Kosic House. 417 South 4th Avenue. 1898. Queen Anne style, 1 1/2 stories, brick, hewn stone foundation, 13 inch walls, native granite sills, ornamental porch posts, dormers in attic, basement.
66. Dietz House. 405 South 4th Avenue. 1891. Anglo-territorial, brick, hip roof, one story, rock foundation, water well in back remodeled into 2 story sleeping area.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAY 3 1976

DATE ENTERED JUL 30 1976

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 11

67. Wood House. 327 South 4th Avenue. 1895. Queen Anne style, quarried hand-hewn limestone, 1 1/2 sotry, high gable roof, English basement, ornamental iron fence.
68. Kitt/Peterson House. 319 South 4th Avenue. 1899. Greek revival style, adobe, open porch with large pillars, high gable roof, bay windows, one story.
69. Roskruge/Culin House. 318 East 13th Street. 1896. Queen Anne style, adobe, stucco, high gable roof, fish-scale gable ends, ornate wooden trim on fron portico roof, open porch with posts, one story.
70. Evans/Guzausks/Habkirk House. 245 South 4th Avenue. 1888. Mexican style, adobe, flat roof, being restored, 1 story.
71. Ure Apartment House. 219 South 4th Avenue. 1888. Mexican territorial style, adobe, 2 storeis, pyramid roof, wooden porch and entry way. Only 2 story adobe left in Tucson.
72. Paddy Woods/Babonis House. 246 South 4th Avenue. 1898. Queen Anne style, brick, stucco, gable roof, fish-scale gable ends, detailed arches over windows and doors, beadwork turnings under porch, bull's eye ventilation grille, fretwork adorning the apex of the roof, one story.
73. Lehman House. 238 South 4th Avenue. 1903. Anglo-territorial style, brick, frame, high gable roof, rock foundation, alternating diamond and fish-scale pattern in gable ends, wooden porch, one story.
74. Swarick House. 228 South 4th Avenue. 1905. Anglo-territorial style, brick, one story, high gable roof, shingled ends with portal detail, wrought-iron spire on roof, stone lintels, arched porch.
75. Sunshine and Highlander Apartments. 220-218 South 4th Avenue. 1896 and 1904. Anglo-territorial style, brick, rock foundation, 2 stories, open porches, square doric columns, used as housing for railroad people.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAY 3 1976

DATE ENTERED JUL 8 1976

CONTINUATION SHEET

ITEM NUMBER 7

PAGE

12

76. Apartment. 320 East 12th Street. Circa 1880. Territorial style, adobe, stucco, one story, high hip roof, shake shingles.
77. Franco Apartments. 218-226 South 3rd Avenue. 1900. Territorial style, brick, rock foundation, one story, hip roof, porch.
78. Mueller House. 230 South 3rd Avenue. 1905. Territorial style, brick, rock foundation, one story, hip roof, porch.
79. Halladay/Clum/Behavior Associates. 330 East 13th Street. 1898. Spanish Colonial revival, adobe, stucco, originally 2 buildings, hip roof, rock foundation, one story.
80. Bernard/Ybarra House. 428 South 3rd Avenue. 1900. Queen Anne style, brick, rock foundation, one story, dormer windows in attic, high gable roof, porch.
81. Normart House. 438 South 3rd Avenue. Circa 1840 possibly. Spanish Colonial revival, adobe, stucco, rock foundation, one story, 18 foot ceilings.
82. Riveria House. 603 South 3rd Avenue. 1900. Territorial style, brick, rock foundation, pyramid roof with wood shingles, one story.
83. Lee/Cutler House. 620 South 3rd Avenue. 1910. Queen Anne style, brick, rock foundation, one story, high tower with weather vane, high gable roof.
84. Adams/Galloway House. 630 South 3rd Avenue. 1904. Anglo-territorial style, brick, rock foundation, one story, high gable roof, porch, excellent condition.
85. Plunket/Wells House. 702 South 3rd Avenue. 1907. Anglo-territorial style, brick, stucco, one story, dormer windows in attic, wooden louvered windows, high hip roof, arched porch.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAY 8 1976

DATE ENTERED JUL 30 1976

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 13

86. Gin Soo Dung Market. 701 South 3rd Avenue. 1917. Anglo-territorial style, brick, store-front, one story, flat roof, in continuous use.
87. Chambers Houses. 415-417 East 18th Street. 1901-1920. Anglo-territorial style, east house is brick, west house is stone from "A" Mountain, one story, low gable roof, 2 small cottages.
88. Martin House. 803 South 3rd Avenue. Circa 1840 Greek revival style, adobe, stucco, one story, oval air vents, large veranda with stucco pillars, rock foundation. Originally a ranch house.
89. Brockman/Hanna House. 420 East 18th Street. 1890. Anglo-territorial style, Queen Anne stylings, adobe, stucco, one story, gable roof, wooden open porch.
90. Weinzapfel House. 826 South 2nd Avenue. 1915. Bungalow style, brick, stucco, 1 story, hip roof, one family residence.
91. Masonic-Scottish Rite Temple. Built 1915. Architect - Henry Trost. Architectural style is Neo Classical Revival of brick construction. "This is an excellent example of how Henry Trost was able to design in an academic manner and also combine some of the Wrightian features which he was famous for. The exterior with its massive pillars and ionic caps, help truly express the notion of 'Temple'. But the interior, in the lobby one can truly sense the deliberate attempt to express the structural element such as painting the ceiling beams brown and leaving the infill a lighter color." \* Trost used many ornamental devices such as Corinthian pillars. Later additions done in 1950 work cohesively well together. There are 2 rooms in attic. East wall has 2 ft. terra cotta wainscot above construction foundation. There are marble stairs from entry to lobby.

\* Armory Park Survey, College of Architecture, University of Arizona

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAY 3 1976

DATE ENTERED JUL 30 1976

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 14

**Inclusive Street Numbers**

70 - 346 East 12th St.  
36 - 340 East 13th St.  
25 - 33 McCormick St.  
27 - 28 Corral St.  
18 - 348 E. 14th St.  
16 - 300 E. 15th  
112 - 424 E. 16th  
100 - 516 E. 17th  
215 - 520 E. 18th  
215 - 519 E. 19th

**Inclusive Avenue Numbers**

141 - 591 South Stone  
140 - 346 South Scott  
200 - 740 South 6th same Arizona Ave.  
219 - 749 South 5th same Herbert Ave.  
210 - 849 South 4th Ave. same Railroad Ave.  
220 - 837 South 3rd same Bean Ave.  
628 - 849 South 2nd Ave.  
731 - 826 South Jacobus Ave.

# 8 SIGNIFICANCE

## PERIOD

## AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

## SPECIFIC DATES

## BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

In the 1880s, the Southern Pacific built its railroad through Tucson to later connect with the Santa Fe in Demming, New Mexico, thereby completing the second transcontinental railroad system. While the present Armory Park area was surveyed as a part of the 1872 town plan, it was the construction of the railroad through Tucson that had the greatest impact on the development of the area.

From 1880 until approximately 1920, the Armory Park residential area grew from the original Military Plaza to a progressive neighborhood, comprised mostly of railroad men. The architecture of the district reflects the logical growth pattern. The district developed into a stable, cohesive neighborhood of multiple and single family detached houses with a mixture of architectural styles. It is the mixture of these styles and their adaptation as well as social-cultural cohesiveness that form the basis for the historic district. [Armory Park 74 ff, page 2.]

Tucson, in the late 19th and early 20th centuries, was in a period of architectural transition, with the Anglo styles influencing the previous Mexican traditions. This started out with a cosmetic treatment of the old local style. The railroad now afforded the wealthy Tucsonans access to Victorian detailing, classical Greek revival and a craving for the Queen Anne style. Many well preserved examples exist. The Queen Anne Douglass House [544 South 6th Avenue] and Whitaker House [404 South 6th Avenue] have the irregularity of plan and massing, the variety of color and texture, the projecting upper stories, bay windows and polygonal turrets, and other features which characterize this style.

The Anglo-Territorial style is represented in the Wells House [702 South 3rd Avenue] and the Dietz house [405 South 4th Avenue]. They are brick construction on rock foundations with wood eave trim. The windows have flat heads or segmental arches and the wooden porches have turned columns.



## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Armory Park 74 ff. Published by College of Architecture,  
University of Arizona, 1974

Tucson Historical Sites. Published by the City of Tucson for the  
Historic Areas Committee, September 1969.

Copper, James F. The First Hundred Years. Published by Tucson  
School District 1, 1967.

## 10 GEOGRAPHICAL DATA 98

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

UTM REFERENCES

A	1,2	5,03	5,8,0	35,6,4	6,6,0	B	1,2	5,03	5,8,0	35,6,3	6,0,0
	ZONE	EASTING	NORTHING				ZONE	EASTING	NORTHING		
C	1,2	5,02	8,3,0	3,5,6,3	6,0,0	D	1,2	5,0,2	8,3,0	3,5,6,4	6,6,0
	ZONE	EASTING	NORTHING				ZONE	EASTING	NORTHING		

VERBAL BOUNDARY DESCRIPTION

The northern boundary starts at 12th Street and 3rd Avenue and runs west for 1 1/2 blocks excluding lots 16, 17, 18 of block 100, then continues west for (See continuation sheet)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
-------	------	--------	------

STATE	CODE	COUNTY	CODE
-------	------	--------	------

## 11 FORM PREPARED BY

NAME / TITLE

Mrs. Anna B. Laos, President

ORGANIZATION

DATE

Armory Park Neighborhood Association, Inc.

10/20/75

STREET & NUMBER

TELEPHONE

647 South 4th Avenue

602-623-4824

CITY OR TOWN

STATE

Tucson

Arizona

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ☒

STATE \_\_\_\_\_

LOCAL \_\_\_\_\_

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

*Shirley H. Hall*  
SHPO

DATE

4-28-76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Attesting

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

2/20/76

ATTEST:

DATE

7-30-76

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED JUL 30 1976

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

The traditional Mexican style can be seen in the Guzauskas House [245 South 4th Avenue], the Keinow Apartments [600 South 5th Avenue], and the Velasco House [471 South Stone Avenue].

Mission style is shown in the Safford School and the Hildebrand House [525 South 6th Avenue].

Trost's Sullivanesque style is shown in the Davis House [422 South 5th Avenue] and the Healy House [324 South 6th Avenue].

The Weinsapple House [826 South 2nd Avenue] and the Sayre House [521 South 6th Avenue] are in the Bungalow style.

The Armory Park neighborhood grew primarily along 3rd and 4th Avenues in the late 1880s, in close proximity to the railroad. In 1902, as the neighborhood began to establish itself, portions of the Military Plaza were sold by the City and the remainder was converted into a public park with its new Carnegie Library. Scattered construction had already reached 17th Street and by 1909 the area had been developed just past 18th Street.

The trolley played a very important part in the development of Armory Park district. It was started in the early 1900s, beginning its route from the downtown business district south on Stone Avenue to 17th Street. It proceeded on 17th to 4th Avenue and then north on 4th to the downtown area. In this simple loop, the residents of Armory Park had complete access to the business district, social activities, churches, and the University of Arizona.

Safford School is the hub of the Armory Park area. It has been a school site since 1884. The original building was a brick Victorian of 2 stories and was some distance from the built-up portions of the city at the time. Parents were disturbed by the walking distance.

Many people of importance in the early development of Tucson lived in the Armory Park area. Henry Trost arrived in Tucson in 1898 and lived in the 500 block of South 6th Avenue. George Roskrue came to Tucson in early 1874 and was a surveyor by trade. He was Surveyor General of the Territory and was responsible for the grid pattern of the city as it was laid out in 1902. Roskrue married Lanna Wood in 1896. She was the

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAY 3 1976

DATE ENTERED JUL 30 1976

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

daughter of pioneer judge John S. Wood, who built his home at 327 South 4th Avenue, just around the corner from the Roskruge house. Next door was the home of William and Catherine Kitt at 319 South 4th Avenue. Ben Daniels, who lived at 647 South 4th Avenue, was the first U.S. Marshal of Arizona and was later Sheriff of Tucson. Daniels was in the Rough Riders and Theodore Roosevelt is said to have been a guest at his house. In 1908 Territorial Senator Eugene F. Ives built his home at 600 South 5th Avenue. Many families moved to the Armory Park area because of their work with the railroad. Constant Weinzapfel, Ramon Pesquiria, Jose Highera, and Lewis Menager are just a few of the railroad men whose families are still living in the district.

Throughout all these years the neighborhood has remained relatively unchanged. It is a vital inner-city neighborhood which never declined to an undesirable status. The threat of freeways and the encroachment of high-rise construction have been stopped. Heavy commercial trucks and buses have been rerouted away from the residential streets. Many of the homes have been or are being restored. The neighborhood has retained its vitality and its character.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

MAY 6 1975

DATE ENTERED

JUL

CONTINUATION SHEET

ITEM NUMBER 9

PAGE 1

The Arizona Daily Star. Lifestyle, Sunday September 15, 1974. Written by Edith Armstrong. "Old Neighborhoods Too Tough To Die". Section F page 1.

The Arizona Daily Star. Modern Living. Sunday May 18, 1975. Written by June C. Martin. "Victorian Touches Dressed Up Houses." Section H page 1.

The Arizona Daily Star. Sunday May 18, 1975. Written by Edith Armstrong. "Once A Dazzler, Marble Bench Awaits Renewal." (Freeman/Maybeck Memorial Bench) Section B page 3.

The Arizona Daily Star. Sunday May 18, 1975. Written by June C. Martin. "Homes Tour To Benefit Bench Restoration Fund." Section B page 3.

A Brief History of Street Railways in Tucson, Arizona. Written by John A. Haney and Cirino G. Scavone. Published by the Tucson Corral of the Westerners. Spring 1971 No. 23. The Smoke Signal.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAY 3 1976

DATE ENTERED JUL 30 1976

CONTINUATION SHEET Geog. Data ITEM NUMBER 10 PAGE 1

**Verbal Boundary Description**

2 blocks to South Scott then north to Ochoa then west to Stone then south on Stone to 17th St. excluding the following lots of blocks in the City of Tucson:

Block 225, Lots 2,3,6,8,9,12,13  
Block 226, Lots 2,3,4,5,6,7, 9  
Block 231, Lots 3, 8, 14, 15  
Block 232, Lots 2, 3, 7  
Block 238, Lots 7, 10, 11  
Block 239, Lot 9

then east on 17th Street to 6th Avenue then south on 6th Avenue to 18th Street, then east on 18th Street to 4th Avenue then south on 4th Avenue to 19th Street then east on 19th Street to 2nd Avenue then north on 2nd Avenue to 16th Street, then west on 16th Street to Third Avenue then north on 3rd Avenue to 12th Street and the point of beginning.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

---

Armory Park Historic Residential District

Pima County, ARIZONA

ADDITIONAL DOCUMENTATION APPROVAL

Keeper

Amy Schlager Fderman  
8/10/91



## ARIZONA STATE PARKS

800 W. WASHINGTON  
SUITE 415  
PHOENIX, ARIZONA 85007  
TELEPHONE 602-542-4174

ROSE MOFFORD  
GOVERNOR

### STATE PARKS BOARD MEMBERS

JONI BOSH  
CHAIR  
PHOENIX

WILLIAM G. ROE  
VICE CHAIR  
TUCSON

RONALD PIES  
SECRETARY  
TEMPE

ELIZABETH A. DRAKE  
PHOENIX

DEAN M. FLAKE  
SNOWFLAKE

DUANE MILLER  
SEDONA

M. JEAN HASSELL  
STATE LAND COMMISSIONER

KENNETH E. TRAVOUS  
EXECUTIVE DIRECTOR

COURTLAND NELSON  
DEPUTY DIRECTOR

July 12, 1989

JUL 17 1989  
NATIONAL  
REGISTER

Carol D. Shull  
Chief of Registration  
Keeper of the National Register  
National Register of Historic Places  
National Park Service  
P.O. Box 37127  
Washington, D.C. 20013-7127

RE: Tucson, Lee/Cutler House, 620 South Third Avenue, Property  
#83, Armory Park Historic Residential District.

Dear Ms. Shull:

We have received a letter from Mr. Michael Lex requesting an official name change to the National Register property referenced above. Mr. Lex purchased this property in 1988 and has been actively researching its history. His research indicates the builder and first occupants of the house were Joseph and Mae Sills. We have reviewed his documentation and conducted some research which corroborates his findings. Thus we support his request to rename the so-called "Lee/Cutler" house, naming it the "Sills" house in the National Register. I am enclosing copies of Mr. Lex's documentation and our correspondence with him for your review and files. We appreciate your consideration in this matter, if you have any questions please do not hesitate to contact me.

Sincerely,

Robert W. Munson  
Architectural Historian

for Shereen Lerner, Ph.D.  
State Historic Preservation Officer

Encl.